

# MBA Mortgage Finance Forecast

August 21, 2023

	2022				2023				2024				2022	2023	2024	2025
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>Housing Measures</b>																
Housing Starts (SAAR, Thous)	1,718	1,636	1,446	1,405	1,385	1,447	1,443	1,452	1,465	1,456	1,466	1,499	1,551	1,432	1,472	1,555
Single-Family	1,182	1,084	901	850	834	929	927	976	1,010	1,018	1,039	1,078	1,004	916	1,036	1,125
Two or More	535	551	545	556	552	518	516	476	455	438	427	421	547	515	435	430
Home Sales (SAAR, Thous)																
Total Existing Homes	6,057	5,373	4,770	4,197	4,327	4,250	4,182	4,283	4,370	4,489	4,665	4,896	5,099	4,298	4,605	5,027
New Homes	776	609	580	598	638	694	705	731	743	751	755	769	641	692	755	785
FHFA US House Price Index (YOY % Change)	18.8	17.9	14.2	8.3	4.3	2.0	0.7	0.0	-0.2	-0.1	0.3	1.0	8.3	0.0	1.0	3.9
Median Price of Total Existing Homes (Thous \$)	365.8	405.9	391.5	372.8	366.7	397.5	398.4	386.1	384.7	383.6	384.1	384.2	384.0	387.2	384.2	386.2
Median Price of New Homes (Thous \$)	431.3	447.0	465.4	479.5	434.8	414.4	409.6	430.3	435.3	430.5	430.5	433.2	455.8	422.3	432.4	440.9
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	3.9	5.3	5.7	6.6	6.4	6.5	6.8	6.2	5.9	5.6	5.3	5.0	6.6	6.2	5.0	4.6
10-Year Treasury Yield (%)	1.9	2.9	3.1	3.8	3.6	3.6	4.0	3.6	3.4	3.3	3.2	3.1	3.8	3.6	3.1	2.9
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	708	696	493	409	333	463	444	465	429	532	552	535	2,305	1,705	2,048	2,355
Purchase	391	489	398	341	267	371	363	371	324	406	405	382	1,619	1,372	1,517	1,707
Refinance	317	207	95	68	66	92	81	94	105	126	147	153	686	333	531	648
Refinance Share (%)	45	30	19	17	20	20	18	20	24	24	27	29	30	20	26	28
FHA Originations (Bil \$)													228	139	150	149
Total 1- to 4-Family (000s loans)	2,223	2,031	1,364	1,102	895	1,239	1,181	1,243	1,158	1,434	1,496	1,453	6,720	4,558	5,542	6,279
Purchase	1,110	1,334	1,054	884	686	948	926	946	827	1,036	1,033	972	4,382	3,505	3,867	4,272
Refinance	1,113	697	310	218	210	291	256	297	332	398	464	482	2,338	1,053	1,675	2,007
Refinance Share (%)	50	34	23	20	23	23	22	24	29	28	31	33	35	23	30	32
<b>Mortgage Debt Outstanding</b>																
1- to 4-Family (Bil \$)	12,708	12,989	13,217	13,381	13,430	13,554	13,652	13,733	13,793	13,855	13,916	13,971	13,381	13,733	13,971	14,255

**Notes:**

As of the August 2023 forecast, 2022 origination volume was revised based on the 2022 Home Mortgage Disclosure Act data. Total 1-to-4-family originations and refinance share are MBA estimates. These exclude second mortgages and home equity loans. Mortgage rate forecast is based on Freddie Mac's 30-Yr fixed rate which is based on predominantly home purchase transactions. The 10-Year Treasury Yield and 30-Yr mortgage rate are the average for the quarter, but annual columns show Q4 values. The FHFA US House Price Index is the forecasted year over year percent change of the FHFA Purchase-Only House Price Index. Copyright 2023 Mortgage Bankers Association. All rights reserved. THE HISTORICAL DATA AND PROJECTIONS ARE PROVIDED "AS IS" WITH NO WARRANTIES OF ANY KIND.

